

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
April 11, 2002

Commissioners present:

Dave Johnson, Chair
Cynthia Olson
Tia Psycheff
Jacqueline Powers

Absent: Bigler and Decker

Staff present:

Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner
Marc Amrine, Associate Planner

Others present:

Ruth Ross, Councilmember Liaison

SUMMARY OF THE APRIL 11, 2002, MEETING MINUTES

2002 Plan Amendments Study List – Public Hearing and Finalize Recommendations

Associate Planner Amrine summarized staff's recommendations for the suggested amendment applications received for inclusion on the Study List. The Planning Commission conducted a public hearing and accepted the Study List as recommended by staff, with modifications.

Neighborhood Planning – Preliminary Boundaries and Process

Planning Manager Hough briefly explained the progress and process staff has made towards defining neighborhoods. No action necessary.

Development Regulations Update

Senior Planner Lewis presented proposed amendments to Title 21, highlighting significant changes. Another update will be provided on April 25.

CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Commissioner Powers moved to approve the March 28, 2002, minutes. The motion was seconded by Commissioner Psycheff, and carried unanimously.

PLANNING COMMISSION MEMBER DISCLOSURES

Chair Johnson advised that he is a part-time faculty member for the Edmonds Community College District, and his position will not affect his ability to make decisions on any items before the Commission this evening. Mr. Johnson also announced that he has contracted with the City of Lynnwood to teach cooking classes through the Recreation Center and that association would not affect his ability to make decisions on any items before the Commission this evening.

PUBLIC HEARING

Study List – 2002 Comprehensive Plan Amendments

Associate Planner Amrine briefly explained two options available to amend the Comprehensive Plan: a formal Comprehensive Plan Amendment application or a Suggested Amendment application. Mr. Amrine noted that one formal amendment application and 14 suggested amendment applications have been received. He summarized the suggested amendments that staff has received and analyzed, along with staffs' recommendations for inclusion on the Study List.

At the conclusion of Mr. Amrine's presentation, Chair Johnson opened the public hearing portion of the meeting and asked that any members of the public, who wished to participate, do so. The following persons came forward to express their opinions:

David Toyer, Master Builders Association-King & Snohomish Counties, 2155 112th Avenue NE, Bellevue, WA 98004. Mr. Toyer advised that the Master Builders Association had filed a suggested Plan Text Amendment for reconsideration of the 60/40 sub-goal. Mr. Toyer stated that the Association feels that this goal is inconsistent with the Growth Management Act and the City's ability to fulfill its long-term obligations for meeting future growth targets. The Association proposed that the City consider deleting this sub-goal in its entirety. Mr. Toyer agreed with the staff recommendation to include this text amendment on the 2002 Study List. Mr. Toyer asked that he also be a party of record for the Parks and Recreation Element, Environmental Element, and the Development Regulations Update.

John Kirby, 4030 192nd Street SW, Lynnwood, WA. Commissioner Peycheff asked Mr. Kirby if traffic analysis or street mitigation is planned for this area. Mr. Kirby responded that the area is already developed around him and his plan is to build a four-plex on his site. Planning Manager Hough added that the whole area, including Mr. Kirby's site, was previously zoned RMM and several properties around the Kirby property were developed to that density. However, Mr. Kirby did not develop his property and, during last year's Plan Update, his property was down-zoned. The primary reason was to help implement the City's 60/40 housing ratio goal. An adjacent already developed property retained its higher RMM zoning. Staff also explained that any requirements for public improvements to streets, sidewalks, etc., will be considered during the development review process. Mr. Kirby stated that he agrees with staff's recommendation to include his Plan map amendment on the 2002 Study List. His request was to change the designation of his property from Low-density Multiple-family to Medium-density Multiple-family.

Jeff Palmer, 6220 176th Street SW, Space #5, Lynnwood, WA. Mr. Palmer outlined his reasons for his suggested plan map amendment to include the Kingsbury West Mobile Home Park in the Medium-density Multiple-family Plan designation.

1. City Council's inconsistent zoning on Spencer Court property across the street.
2. A City-owned nearby property on which a single-family house was removed.
3. Concerned about the possibility of a new Mobile Home Park Zone and its potentially significant impacts on the rights of property owners to redevelop.
4. Revise the Land Use Element from 5.1 to 8 dwelling units per acre to 5.1 to 10 dwelling units per acre and also decrease the lot size from 7,000 square feet to 4,800 square feet. This could allow more affordable single-family residences to be built.
5. Requested a related rezone of his park to RMM.

Mr. Palmer does not agree with staff's recommendation to exclude this plan amendment request from the 2002 Study List.

Chair Johnson explained that this was not recommended for the Study List because the City is already considering proposed Plan Map changes for a number of mobile home parks and also changes to development regulations that may meet Mr. Palmer's needs. Mr. Johnson also advised that the zoning densities are being reviewed through the Development Regulations Update and Mr. Palmer's concerns about density should be addressed through that process rather than the 2002 Study List process.

The public hearing was closed at the conclusion of the public testimony,

DIRECTOR'S REPORT

Planning Manager Hough reported on the following:

City Council Activities:

April 1 – City Council Work Session

Staff provided Council with requested information on mobile home spaces, rental information, and owner/rental balance. At the direction of the Mayor, staff is now asking the Commission to proceed with recommendations to the City Council on the Mobile Home Park amendments.

April 8 – City Council Regular Meeting

Approved Parking Code Amendments for regional shopping centers.

Development Regulations Updates: Staff will continue to provide progress reports to the Council via FYI Memos. Council member Gough requested a 90-min. work session. It will be held on May 6 to discuss progress.

MUGA Boundaries: Staff is working with the Mayor and Council Work Group in an effort to arrange a meeting between Lynnwood and Mill Creek to discuss our growth area overlaps.

Heritage Park II: Mayor has directed staff to proceed with this annexation for municipal purposes.

Planning Short Course: April 18 at 7 pm, Mountlake Terrace Library. All are welcome to attend.

City Center Oversight Committee: Met on April 4 with consultant. Next meeting – April 18.

WORK SESSION

2002 Plan Amendments Study List – Finalize Recommendations

Planning Manager Hough suggested including on the Study List only the Comprehensive Plan portion of Mr. Palmer's suggested amendment to increase the SF-2 designation allowed density to 10 dwelling units an acre. Mr. Hough also explained the unique status of the MUGA Boundaries and the College District Plan that are included on the study list. Since the Planning Commission has already made recommendations on both of those programs, it might include them on the Study List but without the need to reconsider those earlier recommendations.

Planning Manager Hough advised that the Department of Public Works asked us to pull the Environmental Element from the Commission's agenda. Public Works does not have the staff available to assist with this project at this time. Mr. Hough explained that a draft has been completed and Public Works has been asked only to review and comment on that draft. Staff would like to continue in accordance with the City Council's adopted objective.

At the conclusion of discussion, Commissioner Peycheff moved to accept staff's recommendations, which included the addition of a minor housekeeping update to the Commute Trip Reduction section of the Transportation Element (#14), along with an adjustment to #12 pertaining to the "Principle Use" portion (density of SF-2) of Mr. Palmer's suggested amendment, and to forward the recommended Study List to the City Council. The motion was seconded by Commissioner Powers, and carried unanimously.

Neighborhood Planning – Preliminary Boundaries and Process

Planning Manager Hough briefly summarized the progress staff has made, outlining the primary and secondary criteria that might be used to identify neighborhood boundaries. Staff intends to schedule an informal public meeting to solicit ideas for neighborhood boundaries. However, first a public involvement or awareness program will be needed so that everyone will know about the program. Eventually, a target neighborhood (or two) will be selected and a neighborhood planning process will begin. A strong commitment from the City Council to proceed with neighborhood plans and a commitment of needed resources will be needed to make this a successful program.

Development Regulations Update

Senior Planner Lewis explained the significant proposed amendments to Title 21 as provided in the staff report. Mr. Lewis advised the changes are noted with strikeouts and underlines in the Commissioners' copies and offered to email anyone a copy that would indicate the changes in color. Lewis walked the Commissioners through many of the proposed amendments. At the conclusion of his presentation, Lewis advised that he will provide another update on April 25.

INFORMATION ITEM

Upcoming Commission Meetings

Planning Manager Hough reported on the following:

April 25 Work Session:

2002 Comprehensive Plan – studying the amendments

Environmental Element – part of the Comprehensive Plan Amendment Update (if ready)

Development Code Update – continued discussion.

May 9

Informal Meeting: Neighborhood Planning – will probably be postponed. More time needed for public awareness program and advertising.

Work Session: Neighborhood Planning and Shoreline Master Program – probably be delayed.

Work Session: Development Regulations Update – continued

May 23

Public Hearing: Transportation Improvement Plan

Work Session: College District Plan could return if ready.

Work Session: Development Regulations Update – continued

ADJOURNMENT

Commissioner Olson, seconded by Commissioner Powers, moved to adjourn. The motion carried, and the meeting adjourned at 9:15 p.m.


Dave Johnson, Chair

